



GRASSROOTS
REALTY GROUP

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438 Auburn Bay Heights SE
Calgary, Alberta

MLS # A2348770



\$685,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,832 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Close to Clubhouse, Level, No Back Lane, Private		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Sink, mirror, light and some drywall in basement roughed in bathroom. Gazebo on back deck - Not shown in photos, Installed after and Security cameras.

Welcome to this beautifully renovated family home in the highly sought-after lake community of Auburn Bay SE. Thoughtfully updated throughout the main and upper floors, this home offers a stylish, functional layout with plenty of space for the whole family. The main floor features a bright and spacious living room with large windows that fill the space with natural light, complemented by new vinyl plank flooring throughout. The updated kitchen showcases quartz countertops, stainless steel appliances, and a large island, perfect for meal prep and casual dining. The kitchen appliances have all been replaced within the past 3–6 years. The open-concept dining area flows seamlessly into the kitchen, making it ideal for family meals and entertaining, while the cozy family room with a gas fireplace provides the perfect spot to unwind. An updated powder room and convenient main-floor laundry with newer washer and dryer complete this level. Upstairs, the spacious primary retreat features a walk-in closet and a spacious ensuite with a modern vanity, relaxing soaker tub, and separate glass-enclosed shower. Two additional bedrooms, a full bathroom, and a bright bonus room provide plenty of space for family, guests, or a home office. The partially finished basement adds even more potential, with a completed bedroom and bathroom rough-in, ready for your future plans. The recently replaced hot water tank adds an extra layer of peace of mind. Step outside to enjoy a beautiful, private backyard with mature trees that create a quiet and peaceful setting. The spacious deck, complete with a new gazebo, is the perfect spot to relax, entertain, enjoy summer BBQs, or simply hang out with family and friends. The attached double garage provides plenty of parking and storage. Auburn Bay offers an incredible lifestyle with year-round access to the community lake for swimming,

fishing, and skating, along with nearby schools, parks, shopping, restaurants, transit, and easy access to major roadways. Beautifully updated, family-friendly, and tucked away in a quiet, private yard — this Auburn Bay home is one you won’t want to miss. Book your private showing today!